

Finance Committee Meeting
Monday, March 1, 2010 @ 6:30 PM

ITEM #1

ORDERED THAT the City Council, acting according to the powers granted to it by the City Charter, and of any and every power and authority it thereunto enabling, hereby accepts section 23B of the Chapter 60 of the Massachusetts General Laws, as permitted by said statute, setting a fee schedule for the furnishing of Certificate of Liens by the City Collector.

ITEM #2

ORDERED THAT the sum of \$12,472.57 be appropriated to the following named account: Building Department Special Account for Emergency Demolition – Emergency Security said amount is to be taken from available funds in the undesignated fund balance "Free Cash" account.

ITEM #3

ORDERED THAT the sum of \$4,500.00 be and hereby is appropriated to the following named account: Health Special Account for Wildlife Control said amount is to be taken from available funds in the Health Special Account for Ct. Ordered property cleanup.

ITEM #4

Minutes



CHICOPEE CITY COUNCIL
FINANCE COMMITTEE

ACCEPTED

MEMBERS

William Zaskey, Chairman
Shane Brooks, Vice-Chairman
James Tillotson
George Moreau
Dino Brunetti
John Vieau
Fred Krampits

MINUTES
March 1, 2010

The following are the minutes of a public hearing held Monday, March 1, 2010 at 6:00 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present

Zaskey, Zygarowski, Tillotson, Moreau, Brunetti, Krampits, Belair

Also Present

Councilor LaFlamme, Councilor Swider (Arrived 6:50), Daniel Garvey (Associate City Solicitor), Kevin Corridan (Asst. City Solicitor), Carol Harms (City Collector), Joe Viamari (Building Commissioner), Lisa Sanders (Health Director), Carl Deitz (Community Development Director), Bob Liswell (Information Technology Project Manager)

The meeting was called to order at 6:30 PM

ITEM #1

ORDERED THAT the City Council, acting according to the powers granted to it by the City Charter, and of any and every power and authority it thereunto enabling, hereby accepts section 23B of the chapter 60 of the Massachusetts General Laws, as permitted by said statute, setting a fee schedule for the furnishing of certificate of liens by the City Collector.

Carol Harms asked that a fee be set for the furnishing of a certificate of liens.

Councilor Tillotson asked can a Lawyer get this information without going through you? Seems to me we should adopt a local ordinance.

Dan Garvey stated the banks require a lien certificate.

Councilor Belair motion to accept.

Councilor Zaskey 2nd the motion.

Committee Vote: 7-0 approved.

ITEM #2

ORDERED THAT the sum of twelve thousand four hundred seventy two and 57/100 dollars (\$12,472.57) be and hereby is appropriated to the following named account.

Building Department special account for emergency demolition – emergency security (Acct # 1240004-624001)

Said amount is to be taken from available funds in the undesignated fund balance “Free Cash” Account.

Joe Viamari stated that he had to shut down the building located at 818 Chicopee Street because the 3rd floor toilet overflowed giving 6 apartment's water and electrical damage. All tenants had to find somewhere to live. The owner could not be contacted. Once a Corporation is dissolved and the owner walks away this becomes a public safety issue and the City is responsible. Joe had to house the tenants in the; Quality Inn, Days Inn, and Comfort Inn. He also had to have the electric and plumbing fixed before he could move the tenants back in. All transactions were done verbally in 2007.

Kevin Corridan stated that Joe could procure sewer and electrical services in an emergency so tenants can move back in, because he is an agent of the city.

Councilor Krampits stated that Joe has the authority to have repairs done if owner refuses. Course to follow is to put lien on property.

Councilor Tillotson stated that we have no invoices on an event that was dated three years ago and we're going to approve \$12,000.00 without half the information? I'm not convinced the City is liable for these people, the landlord is supposed to find a place for them that's the way the law reads. The owner should have carried insurance.

Councilor Bruenetti asked why does the bank always has the law on their side? You made a gentleman's agreement and now we're stuck holding the bill. There is a lot more foreclosures going on, are we responsible? If we're making repairs for \$30,000 - \$40,000, what stops the tenants from being housed six months or more? I would like to know how three years later you were able to present this to the Mayor without any backup?

Councilor Swider stated that if you're responsible to say the buildings not safe, then we need to shut the building down and call the Red Cross. Joe responded that he called the Red Cross and they will not house these people anymore.

Councilor Belair asked why are we dealing with this three years later? Have there been any invoices recently submitted for collection? Has anybody approached this recently?

Councilor Moreau asked what is your responsibility to displaced tenants?

Councilor Zygarowski asked wouldn't the owners of the building be responsible for these repairs? Why are none of these corporations looking for payment? Joe answered they can't they don't have a contract with us.

Councilor LaFlamme asked how fast can we put a lien on a property? There's a new law that came into affect about liens on properties for municipalities'. If we have a contract is there a way we can have them submit a bill within a week so we can put a lien on the property?

Zaskey motion to defeat. Motion passed.

Committee vote 7 – 0 approved

Item # 3

ORDERED THAT the sum of four thousand five hundred and 00/100 dollars (\$4,500.00) be and hereby is appropriated to the following named account:

Health Special Account For Wildlife Control. (Acct # 15100004-651003)

Said amount is to be taken from available funds in the Health Special Account for Ct. ordered property cleanup (Acct # 15100004-651004)

Lisa Sanders stated that we needed the funds for trapping and relocating wildlife at the Uniroyal site. We're having problems with the raccoons tripping off the alarms. The reason we did not get contracts was initially we were going to pay for this under the Uniroyal Fund.

Bob Liswell stated that we're having problems with animals chewing extension cords. The material is expensive. We've had 61 trips of alarms from animals. Once the cables are nicked we lose reception.

Councilor Brunetti stated he contacted the state wildlife control board and was told that Rick's Landscaping is not licensed to trap animals. We can be liable for transporting animals from one property to another. Raccoon trapping season is over.

Councilor Zygarowski asked you put an alarm system in to keep people out, what brought this all on with the raccoons?

Councilor Belair stated that he agreed with Councilor Tillotson we should have been given heads up. The Police Department said the alarm system was "laughable" because it was constantly going off. We need a long term plan.

Councilor Krampits stated that agents for the city should be properly licensed to avoid liability. This order lacks documentation. Do not transport into residential areas.

Councilor Tillotson stated that no information was provided. Work was done prior to bills. No request for bids were done.

Councilor LaFlamme stated that appropriations need to be stated ahead of time. He is concerned about people feeding the animals. Are we recording where we are relocating these animals?

Councilor Zaskey who determined that the animals should be released? Why are we not putting the raccoons to sleep? Is there any funding available that would cover this problem? The city got rid of a Security Guard now we have wildlife to deal with.

Councilor Moreau stated to Bob Liswell if the animals are destroying your equipment you are automatically involved. If we put a senior center there you don't want to deal with this wildlife problem.

Zaskey motion made to defeat

Moreau 2nd the motion, motion passed

Committee vote 7 – 0 approved

Minutes – Minutes February 16, 2010. Belair motion made to accept. Motion passed.

Meeting adjourned at 8:05 pm.